

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 4/30/10
Tentative No.: T-23127-1-NEW
Received Date: 2010 APR 19 AM 10:59

FEES:

Subdivision Control----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.E.R.M. ----- \$210.00
PRINT \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI GARDENS Sec.: 3 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: STADIUM PLAZA

2. Owner's Name: RMS PROPERTIES IV, LLC

Phone: 847-550-9205 9805

Address: 1491 W. SCHAUMBURG RD. City: SCHAUMBURG State: IL Zip Code: 60194

Owner's Email Address: _____

3. Surveyor's Name: PULICE LAND SURVEYORS, INC.

Phone: 954-572-1777

Address: 5381 NOB HILL RD. City: SUNRISE State: FL Zip Code: 33351

Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM

4. Folio No(s): 34-2103-001-0709 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SE CORNER OF NW 27TH AVE. AND NW 199TH ST. (HONEY HILL RD)

7. Present Zoning: BU-2

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(2,000 Sq. Ft. & No. Seats 80), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF ILLINOIS

SS:

COUNTY OF COOK)

Signature of Owner: _____

(Print name & Title here): Ron Shoffat

BEFORE ME, personally appeared Ron Shoffat this 29 day of January, 2010 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of January, 2010 A.D.

Signature of Notary Public: Kristine E Mrozek

(Print, Type name here: Kristine E. mrozek)

2/6/13
(Commission Expires)

Na
(Commission Number)

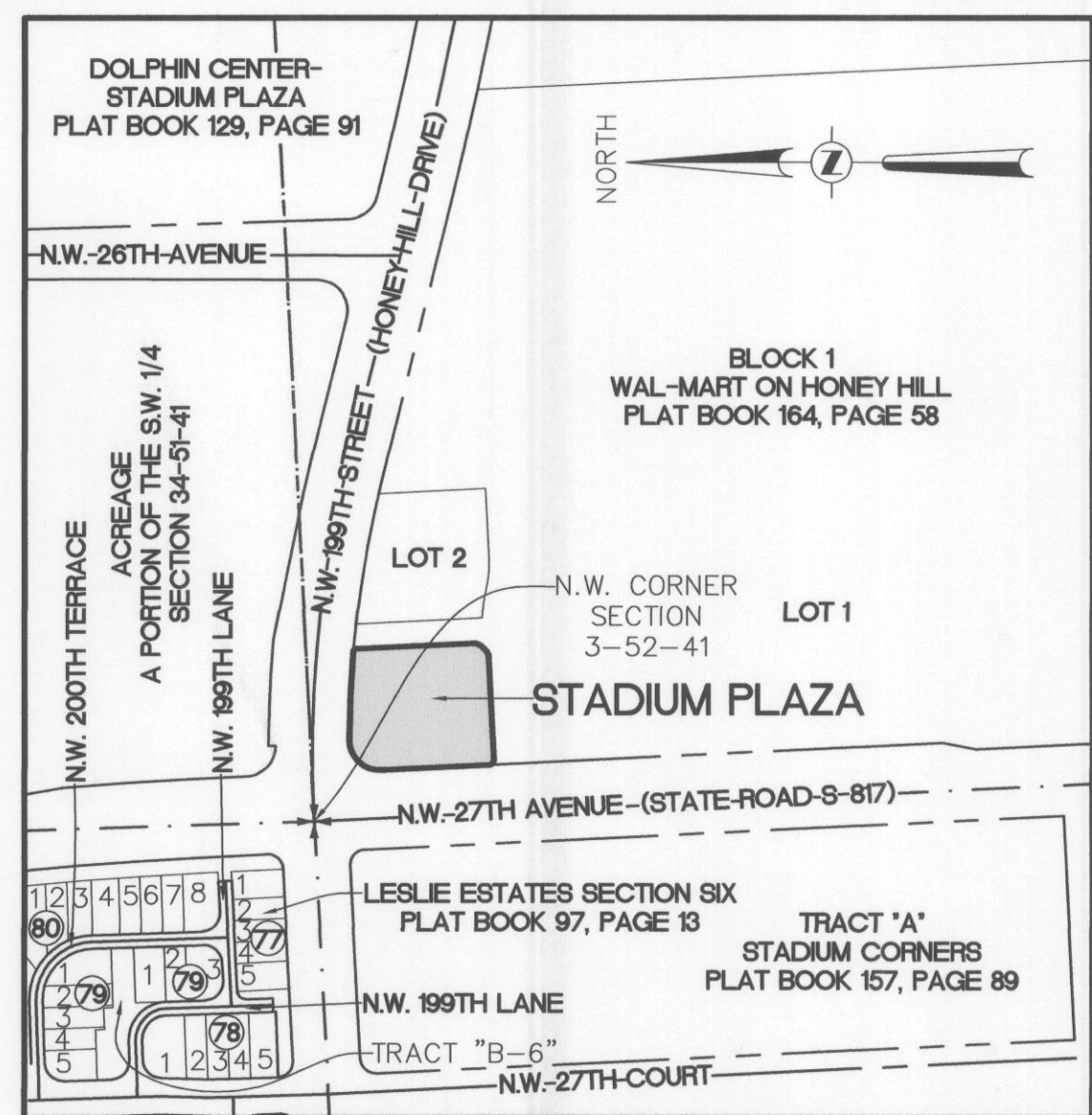
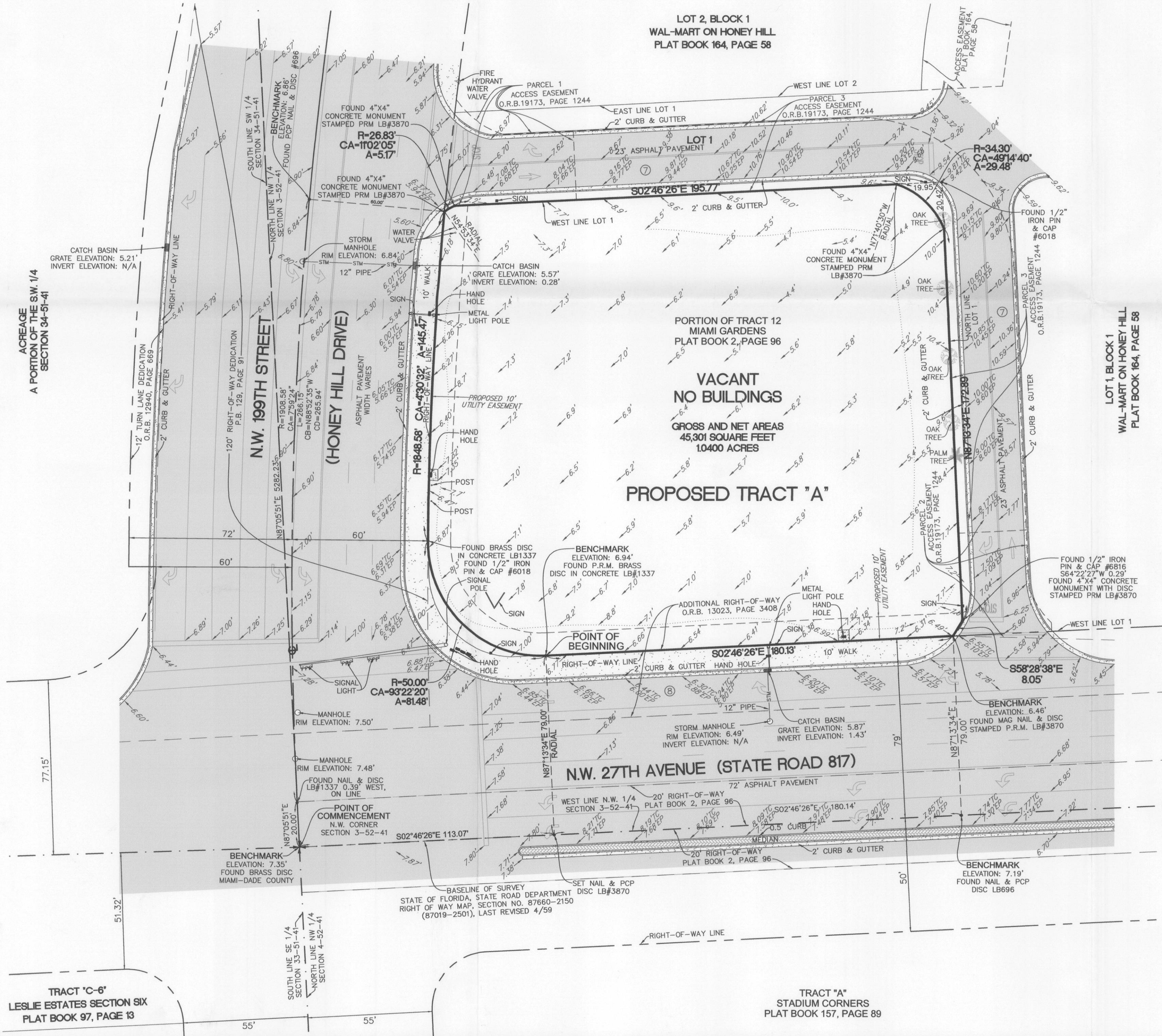
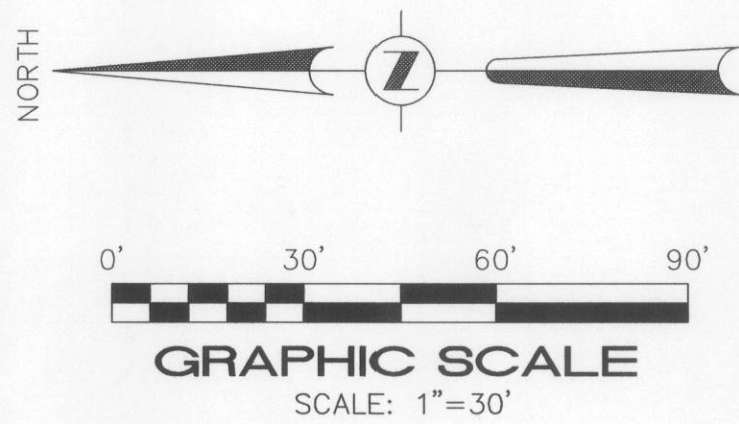


Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT T-23127-2-COR.
STADIUM PLAZA
SEC. 3, TOWNSHIP 52 S, RGE. 41 E, DISTRICT 1
ZONING: BU-2 MIAMI GARDENS

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT
OF
STADIUM PLAZA
FOR
RMS PROPERTIES IV, LLC
C/O MEHRAN FARAHMANDPOUR
3996 ORCHARD LANE
LONG GROVE, IL 60047
PHONE: (847) 550-3205



LOCATION MAP

A PORTION OF THE N.W. 1/4 OF SECTION 3-52-41,
A PORTION OF THE N.E. 1/4 OF SECTION 4-52-41,
A PORTION OF THE S.E. 1/4 OF SECTION 33-51-41,
AND A PORTION OF THE S.W. 1/4 OF SECTION 34-51-41

SCALE: 1"=300'

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- EDGE OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- CENTERLINE
- RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- OFFICIAL RECORDS BOOK
- CHORD BEARING
- CHORD DISTANCE

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS INC. - JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

DEVELOPMENT INFORMATION

	LAND USE	SQUARE FEET	DRIVE THRU	SEATS	SHIFTS	EMPLOYEES	HOURS
TRACT "A"	RETAIL	6,000	0	0	3	25	10 AM-9 PM
	RESTAURANT	4,500	1	140	1	20	8:30 AM-11 PM

LEGAL DESCRIPTION:

A PORTION OF LOT 12, OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST; THENCE SOUTH 02°46'26" EAST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 113.07 FEET; THENCE NORTH 87°13'34" EAST 79.00 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ROAD RIGHT OF WAY DEDICATION SHOWN ON DOLPHIN CENTER-STADIUM SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING, SAME BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET, (A RADIAL LINE TO SAID POINT BEARS SOUTH 87°13'34" WEST); THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°22'20", AN ARC DISTANCE OF 81.48 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1848.58 FEET, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 199TH STREET AS SHOWN ON SAID PLAT OF DOLPHIN CENTER-STADIUM SITE; THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 199TH STREET AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°30'32", AN ARC DISTANCE OF 145.47 FEET TO A POINT ON A 26.83 FOOT RADIUS NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 54°53'34" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°02'05", AN ARC DISTANCE OF 5.17 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02°46'26" EAST 195.77 FEET TO A POINT ON A 34.30 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS SOUTH 71°40'39" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°14'40", AN ARC DISTANCE OF 29.48 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°13'34" WEST, 172.89 FEET; THENCE NORTH 58°28'38" WEST 8.05 FEET TO A POINT ON THE EAST LINE OF AFORESAID CERTAIN ROAD RIGHT OF WAY DEDICATION; THENCE NORTH 02°46'26" WEST ALONG THE EAST LINE OF SAID ROAD RIGHT OF WAY DEDICATION, 180.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- MIAMI-DADE COUNTY BENCHMARK N-646; ELEVATION: 7.36'; PK NAIL & BRASS WASHER IN SIDEWALK, 31.5' NORTH OF PROJECTED NORTH EDGE OF PAVEMENT OF N.W. 199 STREET AND 6.5' W OF WEST EDGE OF PAVEMENT OF N.W. 27TH AVENUE.
- FLOOD ZONE: X, BASE FLOOD ELEVATION: NONE; COMMUNITY: 120345; PANEL: 0128L; MAP #1208500128L; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 3-52-41 BEING S02°46'26"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: MEHRAN FARAHMANDPOUR.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF OPINION OF TITLE BY PARAMOUNT TITLE SERVICES DATED MAY 6, 2009.
- THE FOLLOWING SPECIAL EXCEPTIONS ARE CONTAINED IN SAID OPINION OF TITLE:
ITEM 1-EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS IN PLAT BOOK 2, PAGE 96 AFFECT THIS SITE AS DEPICTED HEREON. (NO PLOTTED EASEMENTS)
ITEM 2-COVENANT GOVERNING LAND DEVELOPMENT IN O.R.B. 9727, PAGE 685 AFFECTS THIS SITE. (INDIVIDUAL PARCELS ARE NOT DEPICTED)
ITEM 3-PRE-DEVELOPMENT AGREEMENT IN O.R.B. 12498, PAGE 1612 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 4-PRE-DEVELOPMENT AGREEMENT IN O.R.B. 12574, PAGE 207 DOES NOT AFFECT THIS SITE.
ITEM 5-ORDINANCE IN O.R.B. 13125, PAGE 1776 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 6-RESOLUTION NO. R-1098-87 IN O.R.B. 13410, PAGE 176 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 7-ACCESS EASEMENT AGREEMENT IN O.R.B. 19173, PAGE 1244, DEPICTED ALONG THE SOUTH AND EAST PROPERTY LINES, AFFECTS THIS SITE BY PROVIDING ACCESS.
ITEM 8-RIGHT-OF-WAY DEED IN O.R.B. 13023, PAGE 3408, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
9.) SITE TO BE SERVED BY CENTRAL WATER AND SEWER.
- THIS PROPERTY ZONED: BU-2 (BUSINESS SPECIAL).
- MIAMI-DADE COUNTY FLOOD INFORMATION: 6.5 FEET PER DADE COUNTY FLOOD CRITERIA MAP, PLAT BOOK 120, PAGE 13, PAGE 4 OF 5.
- NUMBER OF TRACTS: 1 PROPOSED
- FOLIO NUMBER 34-2103-001-0709.

CERTIFICATION

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS TENTATIVE PLAT AS SHOWN, WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DOACS) NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[Signature]

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETHE BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

COPYRIGHT 2013 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

NO.	REVISIONS	BY
1	REVISION	BY

PROPOSED STADIUM PLAZA
N.W. 199TH STREET AND N.W. 27TH AVENUE
MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA
SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: BE
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 03/20/13

FILE: FARAHMANDPOUR, MEHRAN
ORDER NO: 55973

STADIUM PLAZA

TENTATIVE PLAT NO. **23127-2-COR.**

Sec. 03

Twp. 52

Rge. 41

Municipality: MIAMI GARDENS

Zoned: BU-2

RECOMMENDS

APPROVAL

Date Regulatory and Economic Resources Dept. (Planning)

RECOMMENDS

APPROVAL

Date Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the City of Miami Gardens requirements and the requirements checked below:

☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Tentative Plat valid until March 28, 2014

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ The City of Miami Gardens and the Miami Dade County Public Works and Waste Management Dept. Traffic Division must approve the Paving and Drainage plan. Contact Jeff Cohen at (305)375-2746 for details.

☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

☒ Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Water Control Division approval after final plat submittal. (DERM)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/pubworks/plats/search.asp>)